

2600 Fresno Street, Third Floor

Historic Preservation Commission Agenda

DON SIMMONS, Ph.D.

Chair

CHRISTOPHER JOHNSON AIA

Vice Chair

Commission Members

PATRICK BOYD

SALLY CAGLIA

TERESA ESPAÑA, M.A.

JOE MOORE

MOLLY LM SMITH

KEITH BERGTHOLD

**Assistant Director, Department
Planning and Development**

DARRELL UNRUH

Secretary, Planning Manager

(VACANT)

Recording Secretary

KARANA HATTERSLEY-

**DRAYTON, M.A. Historic
Preservation Project Manager**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call the Historic Preservation Project Manager at 621-8520.

The Historic Preservation Commission welcomes you to this meeting.

November 23, 2009

MONDAY

5:30 p.m.

**CONFERENCE ROOM A
2nd floor, City Hall**

2600 FRESNO STREET

- I. CALL TO ORDER AND ROLL CALL- 5:30 p.m.**
- II. APPROVE MEETING MINUTES**
 - A. Approve Executive Minutes for September 28, 2009.**
- III. APPROVE AGENDA**
- IV. CONSENT CALENDAR**

Historic Preservation Commission Meeting, November 23, 2009

V. CONTINUED MATTERS

- A. Status Report On Courtesy Notice for Violations Under FMC 12-1601 et seq. for the Helm Home (HP# 112, 1749 L Street), the Newman Home (HP#117, 1743 L Street) and the Judge William D. Crichton Home (HR#005, 1718 L Street).**

VI. COMMISSION ITEMS

- A. Review and Approve Conservation/District Plan for the Wilson Island Historic District (Council District 01) Pursuant to FMC 12-1610(f).**

VII. CHAIRPERSON'S REPORT

- A. 2009 FY Annual Report, Historic Preservation Commission.**

VIII. UNSCHEDULED ITEMS

- A. Members of the Commission**

- B. Staff**

- 1. Huntington Boulevard Home Tour 2009 and "Greening Up Your Historic Building," November 13-14.**

- C. General Public**

/X. NEXT MEETING: December 14, 2009 5:30 PM.

X. ADJOURNMENT

Executive Minutes City of Fresno Historic Preservation
Commission Meeting
September 28, 2009

I. Meeting called to order at 5:35 by Chair Don Simmons Ph.D.

Commissioners in Attendance:

Sally Caglia
Teresa España
Chris Johnson
Joe Moore
Molly LM Smith

Commissioners Absent:

Patrick Boyd

City of Fresno:

Karana Hattersley-Drayton (Historic Preservation Project Manager)
John Dugan (Director, Planning and Development)
Darrell Unruh, Secretary

II. Approve Meeting Minutes. The minutes were approved with the correction of the spelling of Chris Johnson's last name on page 6.

III. Approve Agenda. Molly LM Smith moved to accept the agenda as presented. Motion seconded by Sally Caglia and adopted 6-0.

Karana Hattersley-Drayton (Historic Preservation Project Manager) introduced **John Dugan** (Director, Planning and Development Department.) Mr. Dugan introduced himself and remarked on his strong interest and background in historic preservation, including courses which he taught at the University of Oklahoma,

IV. There were no items on the Consent Calendar.

V. CONTINUED MATTERS.

There were no continued items on the agenda.

VI. COMMISSION ITEMS

A. Review and Make Findings on a Formal Application for a Wilson Island Historic District (Council District 01) Pursuant to FMC 12-1610c.

Karana Hattersley-Drayton gave a Power Point presentation on the Wilson Island and thanked the neighborhood committee who worked for several years in

support of the District nomination. She reiterated the staff opinion that the Wilson Island appears to be eligible as a Local Register District under Criteria i, ii, ii and iv of FMC Section 12-1607(b).

Ms. Hattersley-Drayton referenced an e-mail of support from property owner **Bruce Owdom Esq.** who was unable to attend the meeting tonight.

Robert Boro (666 E. Home Avenue) notes that his grandfather built the home that he continues to live in and which was designed by William Coates. He thanked both neighbors and staff and spoke in favor of designation of the Wilson Island as a District.

[Recording for this section is discontinued... it appears that the cassette was turned over and accidentally taped over. The recording continues to the discussion under Unscheduled Items.]

Jeanine Raymond, Ph.D. (660 E. Carmen Avenue) spoke to the importance of the District for its social history, as well as its architectural history. [Dr. Raymond provided valuable research that supported the District nomination].

B. Review and Make Findings on Non-Permitted Work to the Hopkins Home (HP#231) 1458 East Divisadero Street Pursuant to FMC 12-1617 and 12-1618.

[Recording for this section continues following end of agenda].

Don Simmons previously recused himself as he lives within 500 feet of project. **Karana Hattersley-Drayton** redacted the staff report: that new property owner for the Hopkins Home has made alterations without permit or review by the Historic Preservation Commission. Specifically the French doors on the façade were removed and a new slider window was inserted. The property was red tagged by Code Enforcement and the property owner was notified about tonight's meeting. His representative reports that the owner is willing to restore the doors.

Molly LM Smith moves that the Commission approve the staff recommendation, to require the owner to reverse the changes to the façade of the home. The motion is seconded by **Joe Moore**. Vote is 5-0 in favor.

C. Status Report on Courtesy Notice for Violations Under FMC 12-1601 et seq. for the Helm Home (HP#112, 1749 L Street), the Newman Home (HP#117, 1743 L Street) and the Judge William D. Crichton Home (HR#005, 1718 L Street).

[Commission Chair Don Simmons returned to the meeting and then officially recused himself again for this item as he is a former employee of One by One and also has a client that lives on L Street. Chris Johnson recessed himself as

the applicant is both a past and current client. Both Commissioners leave the room.]

Molly LM Smith (former Vice Chair for the Commission is appointed to run the meeting in their absence.)

Karana Hattersley-Drayton provides a summary of the staff report.
[End of Tape 1, Side 1]

[Tape 1, Side 2]

Ms. Hattersley-Drayton continues the summary of the staff report which notes the letter sent on behalf of the Commission to the property owners, Fresno Leadership Foundation/One by One regarding violations under the Minimum Maintenance provisions of the Historic Preservation Ordinance. Staff proposes to return to the Commission at the October meeting with a final draft of a Procedures Manual for Enforcement of the HPO's Minimum Maintenance standards. If by then there is no progress on the L Street properties then we would encourage the Commission to begin to fine the property owners for non-compliance.

Joe Moore: Asks for clarification, the Manual would not be a case-specific document but rather a broader city-wide procedures manual.

Karana Hattersley-Drayton: indeed the manual would address general protocols and include a fine structure. The current draft incorporates comments made by commissioners and public at the January 2009 meeting when the first draft was reviewed.

Joe Moore and Molly LM Smith: Fines have been levied against the property owners by Code Enforcement. **Karana** notes that most charges to date are fairly minor and a few could be reversed: but one fee is for placing posts under the carport structure in the rear yard of the Helm, as the property owner failed to do this in a timely fashion. Notice and Orders have been prepared by Code for three of these properties but have not been officially posted.

There is no public comment.

No action is required as this is a status report and there is no motion or resolution.

D. Presentation by Fresno Leadership Foundation on a Conceptual "L Street Restoration and Preservation Plan."

[Both Chris Johnson and Don Simmons recues themselves again.]

Mike Zachry (809 E. Holland Street/CEO for One by One Leadership). He reads the plan as presented to the Commission. He distributes a letter from Fresno Housing Authority and identifies this agency as their financial partner. Timeline benchmarks for the Helm Home include November 1st for financing and securing of roof; December 1st submission of plans for Plan Check and January 15th for building permits. Newman Home timelines include clean-up of debris and securing of roof by November 1st and a structural analysis by December 1st. One by One asks for support for the preservation plan.

Teresa España notes that she is happy to see that Commissioner Johnson will be working on the project.

Joe Moore mentions that he is encouraged to see the Housing Authority as a partner. He asks what happened to insurance funds from the fire of the Burkes Home... how is this instance different (thus how can we be guaranteed that insurance funds will be used from the Newman fire for restoration)?

Mike Zachry: The bank took the proceeds from the insurance claim from the Burkes fire. Properties secure a note with the bank but the payments are current and there is "no indication from the bank that they will be taking these [insurance] funds..."

Joe Moore asks about Creighton Home and whether it has been sold. **Mr. Zachry** responds that the properties on the East side of the street as well as the Bean Home are all in escrow with Granville Homes. Joe asks whether anything in the proposal presented today for the Helm and Newman Homes is contingent on the sale of the properties to Granville. **Mr. Zachry** answers that in their escrow agreement with the developer, One by One is required to present an acceptable plan to the Commission. **Joe Moore** directs a question to staff: if by chance the Newman Home is not salvageable, could the Creighton Home be moved across the street to that parcel? **Karana** answers that it could certainly be considered but the Creighton Home is quite wide; she also notes problems with moving structures. She reminds the Commission that the discussion tonight is specifically about the restoration of the two properties: the Helm and the Newman Homes rather than a broader discussion about development of a larger area.

Karana Hattersley-Drayton: Asks Housing Authority the source of their funding, whether federal funds will be used. Preston Prince (Housing Authority) answers that no federal funds will be used in the project.

Both **Sally Caglia** and **Joe Moore** note that they are encouraged by the proposal presented tonight. **Molly LM Smith** also notes that the written proposal and letters offer a "ray of hope." Regarding the Courtesy Notice she is willing to hold

off on any fines until the November meeting to see whether the roof has been secured on both properties.

There is no public comment.

VII. CHAIRPERSON'S REPORT

[Don: was there a chairperson's report... it was not recorded].

VIII. UNSCHEDULED ITEMS

A. Members of the Commission: **Molly LM Smith** brings to the attention of the Commission the sub-committee report in their packets regarding Warehouse Row. The sub-committee of **Don Simmons**, **Molly Smith** and **Kevin Enns-Rempel** met with City staff and reviewed the most recent plans for this project and found that they were consistent with plans as previously reviewed by the full Commission at the August 2008 and February 2009 meetings. There is discussion about the function and protocols for sub-committees. **Hattersley-Drayton** redacts the staff and legal position which is that the project has been vetted and reviewed publicly, but that the Commission may choose to call for a special meeting and review the project again. **Darrell Unruh** upon query regarding the status of the project notes that it has been filed as a conditional use permit. If the Department approves the CUP a notice will be sent and posted and the project may be appealed to the Planning Commission. **Don Simmons** comments on the protocol for setting the Commission agenda and asks that Commission members let him or the Secretary know if they wish to have items for the October meeting. **Karana Hattersley-Drayton** distributes a letter from Jeanette Jurkovich that was received the previous Friday and which was directed to the Planning Commission. Item has not yet been calendared for the Planning Commission. **Joe Moore** asks what is entailed from the street vacation for this project. **Darrell** and **Molly** both respond: Santa Fe needs to be narrowed in one section but traffic will not be restricted. Inyo may also need to have a partial vacation when and if the last part of the project is completed. If and when the new building is proposed for the Ice House parcel, this will be reviewed by the Commission. **Chris Johnson** wonders whether this project is potential piece-mealing.

B. Staff

1. Report on Heritage Property Designation for the Edmund Buck Adobe Located at 6785 West Barstow Avenue.

Karana Hattersley-Drayton reminds the Commission that they previously found that the Edmund Buck Adobe met the eligibility for a Heritage Property. However the property owner does not consent as required by the Ordinance to have his property so designated due to the apparent restrictions that pertain specifically to

Heritage Properties, the lack of an appeal process. He and his business partners have every intention of keeping the building in place and hope to find an adaptive use for it in the future.

Steve Weil (586 W. Barstow/Horizon Enterprises) thanks the Commission for taking the time to evaluate the property for historic status. He states that both the Commission's nomination and the staff evaluation constitute in his opinion a "fair argument under CEQA." They have no plans to demolish the building unless there is future aggressive action from the City's Code Enforcement staff. They will essentially mothball the building and notes there are no utility connections. He refers to the limitations of the Heritage Property designation.

C. General Public

There are no formal comments from General Public.

Meeting adjourned 7:25 PM

**Respectfully submitted,
Karana Hattersley-Drayton
Historic Preservation Project Manager**

Attested to:

Don Simmons Ph.D. Chair

Darrell Unruh, Secretary



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VA
HPC MEETING: 11/23/2009

November 23, 2009

FROM: KEITH BERGTHOLD, Assistant Director
Planning and Development Department

THROUGH: DARRELL UNRUH, Planning Manager
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: STATUS REPORT ON COURTESY NOTICE FOR VIOLATIONS UNDER FMC 12-1601 ET SEQ. FOR THE HELM HOME (HP# 112, 1749 L STREET), THE NEWMAN HOME (HP #117, 1743 L STREET) AND THE JUDGE WILLIAM D. CRICHTON HOME (HR#005, 1718 L STREET)

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review and receive public comments regarding the status of rehabilitation efforts for properties owned by One by One Leadership. Of particular importance is a progress report on two properties, the Helm Home located at 749 L Street and the Newman Home located at 1743 L Street. A timeline for the restoration of these properties was presented to the Commission at its September 28, 2009 hearing. Staff had previously proposed to present a final draft of the Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance by tonight's meeting but this document will not be available until the December 14th hearing. At the December meeting the Commission may choose to adopt this manual. In the interim, it is important for the Commissioners and the public to receive a status report from the property owners on these two historic landmarks.

BACKGROUND

The September 28, 2009 meeting of the Historic Preservation Commission included two agenda items related to the properties owned by One by One Leadership along both the east and west sides of L Street at San Joaquin Street. The first was an update by staff on the status of the condition of the properties. As a reminder, at its February 23, 2009 public hearing the Historic Preservation Commission requested that staff pursue formal action under the Minimum Maintenance provisions of the Historic Preservation Ordinance regarding the properties listed at 1749 L Street, 1743 L Street, 1718 L Street and 2221-2223 San Joaquin Street. On February 27, 2009 a formal letter was sent to the property owner, Fresno Leadership Foundation, which specifically cited violations of the Minimum Maintenance standards as listed under FMC 12-1626. A time frame to address these violations was set with a September 1, 2009 deadline. Staff reported at the September hearing that there was no real progress on the restoration of the buildings even though planning, code enforcement, historic preservation and legal staff met several times over the summer with the property owners and a potential developer. The Newman Home had in fact significantly deteriorated due to a devastating fire on September 18, 2009.

Staff recommended that a final draft of the Policy and Procedures Manual for Enforcing the Historic Preservation Ordinance be returned to the Commission for review. Adoption of such a manual with a sliding fine schedule would allow the Commission to levy fines against this or any historic property owner

should it appear warranted. This final draft is still in progress and should be available for review at the December Commission meeting.

One by One Leadership also presented a written and oral proposal for an "L Street Historic Preservation Plan." This Plan included the resumes of a Historic Preservation Development Team and Plans (with timelines) for the restoration of both the Helm Home and the Newman Home. In addition, a letter was presented from the Fresno Housing Authority which expressed the Authorities' "intent to provide One by One Leadership Foundation a construction loan," subject to approval by the Boards of Commissions.

The timelines presented to the Commission stated that by November 1st the "Helm Home roof would be secured" and by December 1st a structural analysis would be completed and plans submitted to Plan Check. A roof would be secured and debris cleared for the fire damaged Newman Home by November 1st and a structural analysis completed by December 1st. As of November 17 there is no evidence that either roof has been secured and it appears unlikely that plans for the Helm Home will be submitted by December 1st. Staff contacted the contractor for the team, Mr. Gary Catron, who stated that he is meeting with a roofer to look at tarping the Helm Home. According to Mr. Catron it is, however, a physical impossibility to tarp the Newman Home due to the current damage.

The City of Fresno prepared a Building Damage Report on September 24th which described the damage to the Newman Home as a 70% loss but noted that the home can be rebuilt (see attached). A copy of this report was forwarded to staff by a prospective developer. Of further interest is that on November 3, 2009 the Tax Collector for the County recommended to the County Board of Supervisors approval of the sale of two "tax defaulted properties" on L Street, 1743 L Street (the Newman Home) and 1705 L Street (The Bean Home).

City staff continues to support a fair and reasonable resolution to the severe longstanding maintenance issues which are still evident at these historic properties. However, it is discouraging to note that there is no real progress to report on the restoration of these landmarks.

Attachments: Exhibit A - "L Street Historic Preservation Plan Presented to the City of Fresno Historic Preservation Commission September 28, 2009 by One by One Leadership."
 Exhibit B - "Building Damage Report for 1743 L Street" prepared by the Building And Safety Services Division, City of Fresno 24 September 2009.



BUILDING DAMAGE REPORT

☒ FIRE DAMAGE REPORT ☐ VEHICLE DAMAGE REPORT

DATE: 9/24/09 TIME: 9:04 OCC. GROUP: R USE: S.F.R.

ADDRESS: 1743 "L" ST.

DESCRIPTION OF DAMAGE: MAJOR FIRE DAMAGE TO COMPLETE
STRUCTURE. APPROX. 70% LOSS. CAN BE REBUILT. USED IN
THE PAST AS A BOARDING HOUSE. APPEARS (N) UNITS

☒ 1. Building Permit Required: ☒ Yes ☐ No
(Separate Plumbing and Electrical Permits may be required)

☒ 2. Plans Required: ☒ Yes ☐ No
☒ Floor Plan
☒ Floor Framing Plan (1st floor / 2nd floor)
☐ Truss Roof Framing Plan and Truss Drawings/Calculations
☒ Roof Framing - Conventional
☐ Structural Calculations
☐ Handicap Upgrades:
☒ Other: ELECTRICAL, MECHANICAL

☒ 3. Roof Construction:
Replace and/or repair damaged members and materials
☒ Roof Rafters
☐ Roof Trusses
☒ Roof Sheathing
☒ Beams
☒ Purlins/Braces
☐ Draft Stop
☒ Attic Vents
☐ Other:
☒ Roofing: ☐ May Remain ☒ To be replaced (Type) COMP. SHINGLES

NOTE: Separate Roofing Permit required if roofing is to be installed beyond the damaged area

☒ 4. Wall and/or Ceiling Construction:
Replace and/or repair damaged members and materials
☒ Studs
☒ Sole Plates
☒ Top Plates
☒ Columns/Post
☒ Ceiling Joist
☐ Insulation
☒ Exterior Wall Finish HORIZONTAL LAP SIDING / WOOD SHINGLES
☒ Sheetrock
☐ Sound Transmission
☐ Shear Walls
☐ Other:

X

5. Floor Construction:
Replace and/or repair damaged members and materials

☒ Floor Joist _____
☒ Beams _____
☒ Girders _____
☒ Floor Sheathing _____
☒ Foundation Vents _____
☐ Other: _____

X

6. Finish Material:
Replace and/or repair damaged material

☒ Shower Doors _____
☒ Windows _____
☒ Doors _____
☒ Handrails _____
☒ Guardrails _____
☒ Stairs _____
☒ Cabinets _____
☒ Range Hood _____
☒ Smoke Detectors (HARD WIRED) _____
☒ Address Numbers _____
☒ Fire Place _____
☐ Other: _____

X

7. Fire-Resistive Construction:

☐ Occupancy Separation _____
☐ Area Separation Wall _____
☒ Tenant Separation _____
☐ Doors _____
☐ Other: _____

☐

8. Illegal Addition/Alterations:

Description: _____

☐ Remove Structure or Alteration
☐ Submit complete plans and obtain required permits

☐

9. Additional Requirements:


Inspector's Signature

9-25-09
Date

City of



PLANNING AND DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY SERVICES DIVISION

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8082 FAX (559) 498-4357

ELECTRICAL DAMAGE REPORT

☒ FIRE DAMAGE REPORT ☐ VEHICLE DAMAGE REPORT

DATE: 9/24/09 TIME: 904 OCC. GROUP: R USE: I.F.R.

ADDRESS: 1743 "L" St.

Type of Building: ☐ Commercial
☒ Single Family
☐ Apartments

☐ A survey of the electrical system revealed no damage, or other electrical requirements.

ELECTRICAL REQUIREMENTS

- ☒ 1. Electrical plans and specifications for review and approval are required prior to any remodeling or rehabilitation.
- ☒ 2. Obtain required permits and inspections. _____
- ☒ 3. A complete rewire is required. _____

- ☐ 4. Replace all damaged conduit, conductors, fixtures, receptacles, switches, devices in the following areas: _____

- ☐ 5. Replace the following damaged equipment and/or appliances:
- | | | | |
|----------------------------------|-------------------------------------|--|--------------------------------|
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Range | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Oven | <input type="checkbox"/> Range Hood | <input type="checkbox"/> A/C Heating Equipment | <input type="checkbox"/> _____ |
- ☐ 6. Replace or clean all smoke-damaged electrical devices, fixtures and equipment.

ELECTRICAL PERMIT WORKSHEET

PROJECT ADDRESS 1743 "L" ST.

INSPECTION REQUEST
209-498-1387
FAX 498-4357

PROPOSED USE

- ☐ COMMERCIAL
☐ MULTI FAMILY
☒ SINGLE FAMILY
☐ NEW BUILDING
☐ ADDITION
☐ ALTERATION
☐ REPAIR
☐ DEMOLITION
☐ RELOCATION
☐ SPRINKLER SYSTEM
☐ TENANT IMPROVEMENT
☐ NOTICE & ORDER
☐ BLDG MAINTENANCE
☐ PERMIT RENEWAL
☒ FIRE REPORT
☐ H C D
☐ CODE COMPLIANCE

- ☐ MAIL IN
☐ PHONE IN
☐ DROP IN

WORKERS COMP \$7.40
 NEW
 ALTERATION
 COUNTER FEE \$20.00
 HANDLING FEE \$30.50
 INVESTIGATION FEE
 SUBTOTAL

TOTAL

FEES SUBJECT TO CHANGE

OUTLETS (Receipts, Switches, Fixture)			APPLIANCES		
1st 10 outlets or portion	24.20		Residential Each	13.50	
Additional outlets, ea.	1.75		Commercial Each	39.00	
FIXTURES			Commercial Cases Each	24.20	
1st 10 fixtures or portion	24.20		SIGNS/ GAS TUBE LIGHTING		
Additional fixtures, ea.	1.75		Gas tube light	26.30	
Fixture on Pole ea. pole	18.00		Alteration Existing Sign	26.30	
BRANCH CIRCUITS (PER PANEL)			Time Clock	18.00	
1-16	24.20		MISCELLANEOUS		
17-42	43.00		Sprinkler Time Clock	26.30	
Power ducts for ea. 50 AMPS	3.70		Solar	26.30	
SERVICE (Including 1 meter) & SUBFEEDERS			Welder/X-ray Dental Units	30.50	
Not over 100 amps.	18.00		Welder/X-ray Outlets ea.	18.00	
101 amps to 200 amps.	24.20		Factory Wired Panel/Unit	48.00	
201 amps to 400 amps.	77.00		Power Pole	71.00	
401 amps to 600 amps.	123.00		UFER Ground	39.00	
601 amps to 1200 amps.	159.00				
Over 1200 amps.	235.00				
Ea. additional meter	13.60				
Services over 600 volts	280.00				
SWITCHBOARDS (Other than Service Sec.)					
First Section (MCC ETC.)	118.00				
Additional Section, ea.	71.00				
Over 600 Volts Section	235.00				
Additional Section ea.	90.00				
TRANSFORMERS (KILOVOLT AMPERS KVA)					
0-15 KVA	30.50				
15.1-100 KVA	105.00				
Over 100 KVA	165.00				
MOTORS					
Not over 1 HP ea	12.50		NEW CONST. X	.80	
1.1 HP - 5 HP	24.20		SUBTOTAL		
5.1 HP - 30 HP	33.00		NEW RESIDENTIAL		
30.1 - 50 HP	49.00		Single Family \$.0630 per SF		
Over 50 HP	83.00		Multi Family \$.1051 per SF		
			MINIMUM PERMIT FEE	\$21.00	
SUB-TOTAL			SUB-TOTAL		

IT IS THE MISSION OF THE DEVELOPMENT DEPARTMENT OF THE CITY OF FRESNO TO GUIDE AND ASSIST CUSTOMERS AND THE GENERAL PUBLIC TO MEET OR EXCEED COMMUNITY STANDARDS FOR LIFE SAFETY, ECONOMIC VIABILITY, AND QUALITY OF LIFE BY IMPLEMENTING TIMELY, EFFECTIVE, AND EFFICIENT PROGRAMS TO.

- ENGAGE IN COMPREHENSIVE AND CURRENT PLANNING ACTIVITIES TO SHAPE THE COURSE OF LAND DEVELOPMENT AND LAND USES IN THE COMMUNITY.
- ACHIEVE COMPLIANCE WITH STATE AND LOCAL LAWS REGARDING CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF BUILDING SYSTEMS.
- ENHANCE THE QUALITY OF HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY THROUGH ABATEMENT OF SUBSTANDARD HOUSING, DANGEROUS BUILDINGS, IMPROPER LAND USES, PUBLIC NUISANCES AND OTHER CODE VIOLATIONS.

City of



PLANNING AND DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY SERVICES DIVISION

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8082 FAX (559) 498-4357

PLUMBING AND MECHANICAL DAMAGE REPORT

☒ FIRE DAMAGE REPORT ☐ VEHICLE DAMAGE REPORT
DATE: 9/24/09 TIME: 9:04 OCC. GROUP: R USE: J.F.R.
ADDRESS: 1743 L St

Type of Building: ☐ Commercial
 ☒ Single Family
 ☐ Apartments

☐ No Plumbing or Mechanical damage was observed at the above address due to a Fire or Vehicle Damage.

Inspection by the Plumbing and Mechanical Section revealed the following listed violations at the subject address due to fire or vehicle damage.

- ☐ 1. _____

- ☒ 2. Due to the extent of the damage (very severe) Plans and Specifications are required to be submitted to the City of Fresno.
- *P ☒ 3. All of the plumbing, waste, vent, water and gas pipes that are damaged shall be reinstalled with approved sizes and tested. The items marked have been determined to be damaged and needs to be repaired or replaced. They must be tested and inspected for approval.
☒ Waste pipe
☒ Vents
☒ Water pipe
☒ Gas pipe
- *P ☒ 4. Before the gas meter is turned on, an air pressure test will be required on all of the gas piping within this building.

PLUMBING PERMIT WORKSHEET

PROJECT ADDRESS 1743 "L" ST.

INSPECTION REQUEST
559-621-8116
FAX 559-498-4357

PROPOSED USE

- ☐ COMMERCIAL
☐ MULTI FAMILY
☒ SINGLE FAMILY
☐ NEW BUILDING
☐ ADDITION
☐ ALTERATION
☐ REPAIR
☐ DEMOLITION
☐ RELOCATION
☐ SPRINKLER SYSTEM
☐ TENANT IMPROVEMENT
☐ NOTICE & ORDER
☐ BLDG MAINTENANCE
☐ PERMIT RENEWAL
☒ FIRE REPORT
☐ H C D
☐ CODE COMPLIANCE

- ☐ MAIL IN
☐ PHONE IN
☐ DROP IN

WORKERS COMP \$7.40
NEW
ALTERATION
COUNTER FEE \$20.00
HANDLING FEE \$30.50
INVESTIGATION FEE
SUBTOTAL

TOTAL

FEES SUBJECT TO CHANGE

NO.	ITEM	NO.	ITEM
	Automatic gas valve		Replace P. Trap
	Bar Sink		Septic Tank Fill
2	Bath Tub		Service Sink
	Catch Basin		Sewer Cap
	Cond. Drain (AC)		Sewer Ejector
	Cond. Drain (Cold Box)		Sewer Extension
	Dental Unit	4	Shower/Shower Pan
	Dishwasher		Soda Dispenser
	Drinking Fountain		Solar (ea. Collector)
	Evaporative Cooler		Steam Table
	Fire Hydrant		Swim Pool
	Floor Drain		Swim Pool/Spa Htr.
	Floor Sink	1	T&P Press Relief Valve
	Garbage Disposal		Trap Primer
✓	Gas Pipe-Air Test		Urinal
	Grease Trap		Vegetable Sink
✓	Hose Bibb	1	Washing Machine
	Ice Machine	4	Water Closet
	Industrial Interceptor	✓	Water Heater
2	Kitchen Sink		Water Pipe
	Laundry Tray		Water Softener
4	Lavatory		Water Well Cap
	Pot Sink		Other
	Other		Other
TOTAL UNITS X 9.50			
Backflow Preventer		11.50	
Building Sewer		30.50	
Septic Tank & Seepage Pit		44.00	
Ea. Manhole on Site		61.50	
Onsite sewer 6" & over per linear ft.		.95	
Onsite water 4"		.95	
Onsite storm 6"		.95	
Spk. 1st 5 valves, Comm. & Indust.		24.00	
Spk. over 5 valves - ea. valve		5.75	
Vacuum Breakers		11.50	
Roof Drains ea.		11.50	
Gas outlets - ea (min. 8.00)		3.20	
Onsite Fire Sprinkler or Hydrant main per linear ft.		.95	
Medical Gas Systems (Doctor's Offices)		78.00	
Medical Gas Systems (Hospitals) Manifold & 1st ten outlets 78.00 - 2.10 ea. add. outlet/valve			
Fire Suppression System on Comm. Hoods		78.00	
Other (Specify):			
Other (Specify):			
SINGLE FAMILY DWELLING & MULTI-FAM. UNITS, INCL. GAS & WATER			
Residential Lawn Sprinkler/Time Clock		26.50	
1 Bath		73.00	
2 Bath		90.00	
✓	3 Bath	110.00	
✓	Ea. additional bath per fixture	7.40	
MINIMUM PERMIT FEE		21.00	
SUB-TOTAL PLUMBING			

IT IS THE MISSION OF THE DEVELOPMENT DEPARTMENT OF THE CITY OF FRESNO TO GUIDE AND ASSIST CUSTOMERS AND THE GENERAL PUBLIC TO MEET OR EXCEED COMMUNITY STANDARDS FOR LIFE SAFETY, ECONOMIC VIABILITY, AND QUALITY OF LIFE BY IMPLEMENTING TIMELY, EFFECTIVE, AND EFFICIENT PROGRAMS TO:

- ENGAGE IN COMPREHENSIVE AND CURRENT PLANNING ACTIVITIES TO SHAPE THE COURSE OF LAND DEVELOPMENT AND LAND USES IN THE COMMUNITY.
- ACHIEVE COMPLIANCE WITH STATE AND LOCAL LAWS REGARDING CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF BUILDING SYSTEMS.
- ENHANCE THE QUALITY OF HEALTH, SAFETY AND GENERAL WELFARE OF THE COMMUNITY THROUGH ABATEMENT OF SUBSTANDARD HOUSING, DANGEROUS BUILDINGS, IMPROPER LAND USES, PUBLIC NUISANCES AND OTHER CODE VIOLATIONS.

*P ☒ 5. Replace or repair the following plumbing fixtures:

- ☒ Kitchen sink
- ☐ Dishwasher
- ☒ Bathtub/ shower
- ☒ Water closet (toilet)
- ☒ Lavatory (bathroom sink)
- ☒ Water Heater
- ☐ Gas Range

☒ 6. Clean all plumbing fixtures, due to smoke damage.

*P ☐ 7. Additional requirements: _____

Mechanical Requirements

*M ☒ 1. Install new heating and cooling equipment:

- ☐ A/C unit
- ☐ Wall Furnace
- ☐ Cooler

*M ☒ 2. Replace all fire damaged air conditioning and cooling duct.

*M ☐ 3. Clean all ducts and registers due to smoke damage.

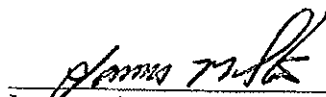
*M ☒ 4. Replace the kitchen area mechanical ventilation fan/hood in the kitchen above the range.

*M ☒ 5. Replace the dryer duct. It shall be exhausted to the outside of the building with a backdraft damper installed.

*M ☐ 6. Additional requirements: _____

***P or *M indicates permit required.**

It shall be unlawful for any person to install, remove, alter, or replace any Plumbing or Mechanical system or part thereof without first obtaining a permit to do such work from the Administrative Authority. (Appendix Chapter 1 CPC 103.1.1, CMC 112.1)


Inspector's Signature

9-25-09
Date



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VIA
HPC MEETING: 11/23/2009

November 23, 2009

FROM: KEITH BERGTHOLD, Assistant Director
Planning and Development Department

THROUGH: DARRELL UNRUH, Planning Manager
Secretary, Historic Preservation Commission

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager

APPROVED BY

DEPARTMENT DIRECTOR

SUBJECT: REVIEW AND APPROVED CONSERVATION/DISTRICT PLAN FOR THE WILSON
ISLAND HISTORIC DISTRICT PURSUANT TO FMC 12-1610(f)

RECOMMENDATION

Staff recommends that the Historic Preservation Commission review the attached Conservation Plan for the Wilson Island Historic District and hold a public hearing. Barring any corrections or additions, staff recommends that the Commission approve the Plan.

BACKGROUND

On October 29, 2009, the Fresno City Council adopted a resolution designating the 6-block "Wilson Island" as a Local Historic District. The District includes 80 single-family and multi-family residences and is bounded by N. Echo Avenue on the west, East Carmen Avenue on the north, the northern side of East Floradora Avenue on the south and the back side of the commercial lots along North Wishon Avenue on the east. All but two of the 80 properties were found to be contributors to the District. Pursuant to FMC12-1607(b) the Wilson Island was found by staff, the Historic Preservation Commission and the City Council to be eligible as a Historic District under Criteria i, ii, iii and iv.

Pursuant to Section 12-1610(f) of the FMC, once a historic district has been designated by the City Council the applicant has 90 days to develop a Conservation/District Plan that stipulates how the preservation objectives of the District will be met. This plan must be approved by the Historic Preservation Commission. One key decision by the property owners regards design review. The owners may 1) choose to form their own Design Review Committee; 2) defer to the Historic Preservation Commission; or 3) continue to refer all permits first to the Tower District Design Review Committee (with the exception of individually listed properties).

Using the template developed for the proposed Huntington Boulevard Historic District, preservation staff drafted a Conservation Plan that was sent first to the Wilson Island Committee for review. A letter regarding the findings of the Council and the need to develop a Conservation/District Plan was then sent to the 80 property owners. On Sunday, November 15th, a meeting was held for all property owners in the Wilson Island and the draft plan was distributed and discussed. Following minor revisions, the group voted 21-0 to accept the Plan and to present it to the Historic Preservation Commission for consideration and approval.

Attachments: Exhibit A - Conservation Plan: Wilson Island Historic District (November 2009)

PLANNING AND DEVELOPMENT DEPARTMENT

Conservation Plan: Wilson Island Historic District

November 2009

Pursuant to Section 12-1610(f) of the FMC (the Historic Preservation Ordinance), once a historic district has been designated by the City Council the applicant has 90 days to develop a Conservation/District Plan that stipulates how the preservation objectives of the District will be met. This plan must be approved by the Historic Preservation Commission.

12-1610(f)(i) Statement of Significance: On October 29, 2009, the Fresno City Council adopted a resolution designating the 6-block "Wilson Island" as a Local Historic District. The District includes 80 single-family and multi-family residences and is bounded by N. Echo Avenue on the west, East Carmen Avenue on the north, the northern side of East Floradora Avenue on the south and the back side of the commercial lots along North Wishon Avenue on the east. All but two of the 80 properties were found to be contributors to the District. Pursuant to FMC12-1607(b) the Wilson Island was found by staff, the Historic Preservation Commission and the City Council to be eligible as a Historic District under Criteria i, ii, iii and iv.

The "Wilson Island" is a local term which refers to the initial plan for the subdivision which was developed in 1908 as part of the Wilson's North Fresno Tract. The "Island" is one of the most architecturally distinct neighborhoods in Fresno, with a mix representing the major styles prevalent during the period of 1910-1954. Several of the homes were designed by prominent local and regional architects (and/or building firms) including Charles E. Butner, William D. Coates, Richard F. Felchlin, Swartz and Ryland, Taylor-Wheeler Builders, Manoog Manoogian, etc. The intellectual elite of Fresno relocated to this neighborhood, and their access to Fresno's downtown business district was made easier by the extension of the street car line in 1908. Property owners included William Blasingame and Lena Shaver, the widow of Charles Shaver for whom Shaver Lake is named; Olin Everts, attorney and political leader; Frank Bradford, owner of the Valley's largest baking company; banker Barton Einstein; and Milo Rowell, manager of the largest produce firm in the San Joaquin Valley; William Eilert, owner of the Fresno Brewery; Dr. Frank Twining, founder of Twining ("We Test Anything") Laboratories; Louis Gundelfinger, banker, etc. Of interest are the numbers of individual women who purchased and developed homes in the Island, encouraged perhaps by the tract developer, Rosanna C. Cooper. A sense of community was strengthened by several extended families with homes in the neighborhood. From an earlier era when people lived in more economically mixed neighborhoods, the Wilson Island represents a move to a new "suburbia," based to some extent on social standing and education.

Important character-defining features of homes within the Island include the many *porte cocheres*, the cantilevered second stories on several Tudor Revival style homes, the paneling that surrounds many front doors, the distinctive chimney pots, the former indoor solariums, and the elaborate fireplace surrounds, etc.

Draft Conservation Plan, Wilson Island Historic District (November 2009)

(ii) The goals and objectives of the proposed district:

The objective for designating Wilson Island as a Historic District is to protect, preserve and promote the architectural and historical significance of the neighborhood. This objective will be accomplished through the application of design review standards that are based on the Secretary of Interior's Standards for the Treatment of Historic Properties (as required under the City of Fresno's Historic Preservation Ordinance). These Standards will generally apply to principle and street elevations of the homes and to major landscape features. District design review standards will not inhibit residents from modernizing and updating the interiors of their homes or from making compatible additions to rear elevations. District residents recognize that some change is important for economic revitalization and stabilization.

(iii) The means by which the conservation objectives will be enforced:

The City's Historic Preservation Commission will serve as design review. Permits required by the City of Fresno will be reviewed first by the City's Historic Preservation Project Manager and as appropriate, referred to the City's Historic Preservation Commission as stipulated in Section 12-1617 of the Historic Preservation Ordinance. Most permits can be reviewed and signed off at the counter (although it is advisable to make an appointment with the Historic Preservation Project Manager to be expeditious). More complicated projects may require Commission review and will take up to one month. Property owners reserve the right to reconsider the design review function should the needs of the group change. Any change in design review will be negotiated at the time of the annual report, thus on or around June 30th, the last day of the City's fiscal year.

(iv) Identification of the standards and guidelines which will be applied to design review within the district:

Pursuant to the requirements of the Historic Preservation Ordinance, the Secretary of Interior's Standards for the Treatment of Historic Properties will apply to permitted activities within the District. It is important to note that the Standards are not prescriptive per se but are guidelines for best practices. However, for clarification, the following stipulations are made:

1. Residents are not prohibited from modernizing or updating the interiors of their homes as needed for both safety and economic benefit. Property owners are strongly advised, however, to retain original features that contribute to the value and aesthetic qualities of the home such as casework and moldings, fireplace and surrounds, original tile, hardwood flooring, etc.
2. Activities that do not require a building permit from the City of Fresno will be excluded from this conservation plan. Such activities include:
 - a. exterior paint color
 - b. regular repair, inspections and maintenance including in-kind repairs as long as the character defining features of the property are not altered (see 12-1617(d) of the HPO

Draft Conservation Plan, Wilson Island Historic District (November 2009)

- c. and garden upkeep, such as routine trimming of trees and shrubs will not be reviewed by the City or its Historic Preservation Commission.
 - 3. Should a property suffer extreme damage by fire, the provisions for economic feasibility for reconstruction as set forth in section 12-1617(d) of the Historic Preservation Ordinance will be followed. If the home cannot be salvaged the property owner will not be required to replace the home as it was. Rather any new infill will need to be reviewed for its compatibility with the historic setting and architectural character of the District. A home in a modern style may be totally appropriate if it is the product of thoughtful good design.
 - 4. Designation as a historic district also does not require that a property be restored to a former condition or era; however a property owner may elect to rehabilitate the home and restore original features.
 - 5. Emergencies such as demolition of a dangerous building, removal of a broken or damaged tree or broken water pipes will be allowed and expedited pursuant to Section 12-1617(e) of the HPO.
 - 6. As with the Secretary's Standards, repair and replacement of original architectural features, paving, fencing etc. may be made using new and even synthetic materials, if these materials retain the look, quality and feel of the original. Vinyl sash windows, however, will generally not be viewed as a good replacement for original wood sash, but products that appear to look like wood (dual pane, synthetic wood clad tilt-packs as an example) may be acceptable particularly for principle elevations. However, a property owner will be required to consider other energy efficient alternatives such as blinds, solar screens, shades and awnings prior to removal of original windows on a principle elevation.
 - 7. Nothing in the Historic Preservation Ordinance or in this Conservation Plan requires the City of Fresno to provide new or a more elaborate kind of "historic infrastructure." In short, this is not an "Old Town" or a "Kern Street." Repairs to existing infrastructure will be "in kind." New additions, such as street lights, will be reviewed to be as sympathetic as possible to the neighborhood but may not necessarily differ from what is provided to other neighborhoods in the Tower District.
- (v) The activities regulated by the Conservation/District Plan which shall exclude activities determined exempt under this article.

There are no additional activities excluded from this Plan.

- (vi) The public education/outreach program to be conducted by the Conservation/District Plan.

The historic survey for the Wilson Island is located on the City's website on the historic preservation page. The neighborhood has been featured in the past for walking tours sponsored by the Fresno Historical Society, including the home tour in 2005. For this event

Draft Conservation Plan, Wilson Island Historic District (November 2009)

the City of Fresno commissioned artist Michael Wrigley to design a commemorative poster which was signed and numbered and which is still available for sale. The neighborhood was also included in the walking tour segment of the OSHER Institute class at Fresno State University, "Architecture, Ethnicity and Historic Landscapes..." taught by Karana Hattersley-Drayton in 2008. Property owners will consider additional outreach activities at their discretion.

(vii) Annual report to the Commission on compliance with and implementation of The Conservation/District Plan.

The annual report will be crafted by the City's Historic Preservation Officer in concert with a designated committee of Wilson Island property owners and will be due on or around June 30th of each year. The report will include a compendium of all permits and design reviews for the District that were issued or considered during the previous year.

Benefits of designation within a Historic District:

- **Access to the California Historical Building Code**
- **Design review for in-fill projects**
- **Honor and Status---** the property owner may purchase a plaque for their home
- **Direct and indirect economic benefits for tourism, marketing, higher property values**
- **Protected property under Local, State and Federal laws**
- **May apply for relief from City of Fresno property development standards**
- **Eligible to apply for tax incentives through the Mills Act at such time as the City Council adopts this program**
- **Technical advice from planning and commission staff**

The above amended Conservation Plan was adopted on a 21-0 vote at a meeting of the Wilson Island Homeowners on Sunday, November 15 2009 at the home of the Danas, 610 E. Pine Avenue.